



**401 COMMUNITY ROAD | BROOKLAWN, NJ**

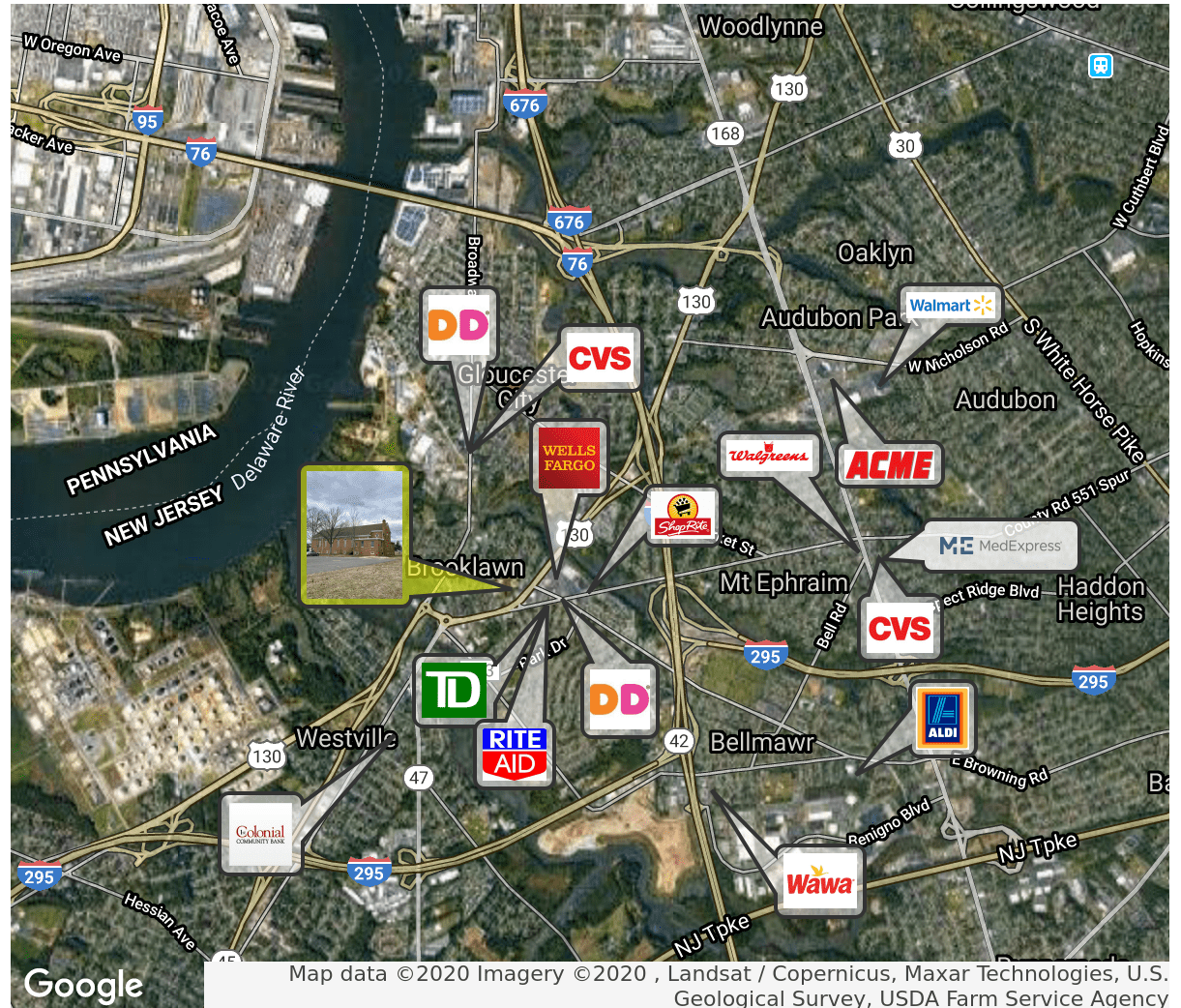


## PROPERTY DESCRIPTION

<b>Location</b>	401 Community Road Gloucester City, NJ 08030
<b>Size / SF Available</b>	7,013 SF
<b>Sale Price</b>	\$625,000 situated on 2.011 Acres
<b>Signage</b>	High visibility with Route 130 Frontage
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Special purpose former Church and Office Building</li> <li>• High visibility with Route 130 Frontage</li> <li>• Large parking lot area</li> <li>• Across from Alice Costello Elementary School</li> <li>• Close to multiple businesses, retail and other numerous amenities</li> <li>• Ideal property for a daycare, private school, non-profits, professional offices or redevelopment</li> </ul>

## Contact Us

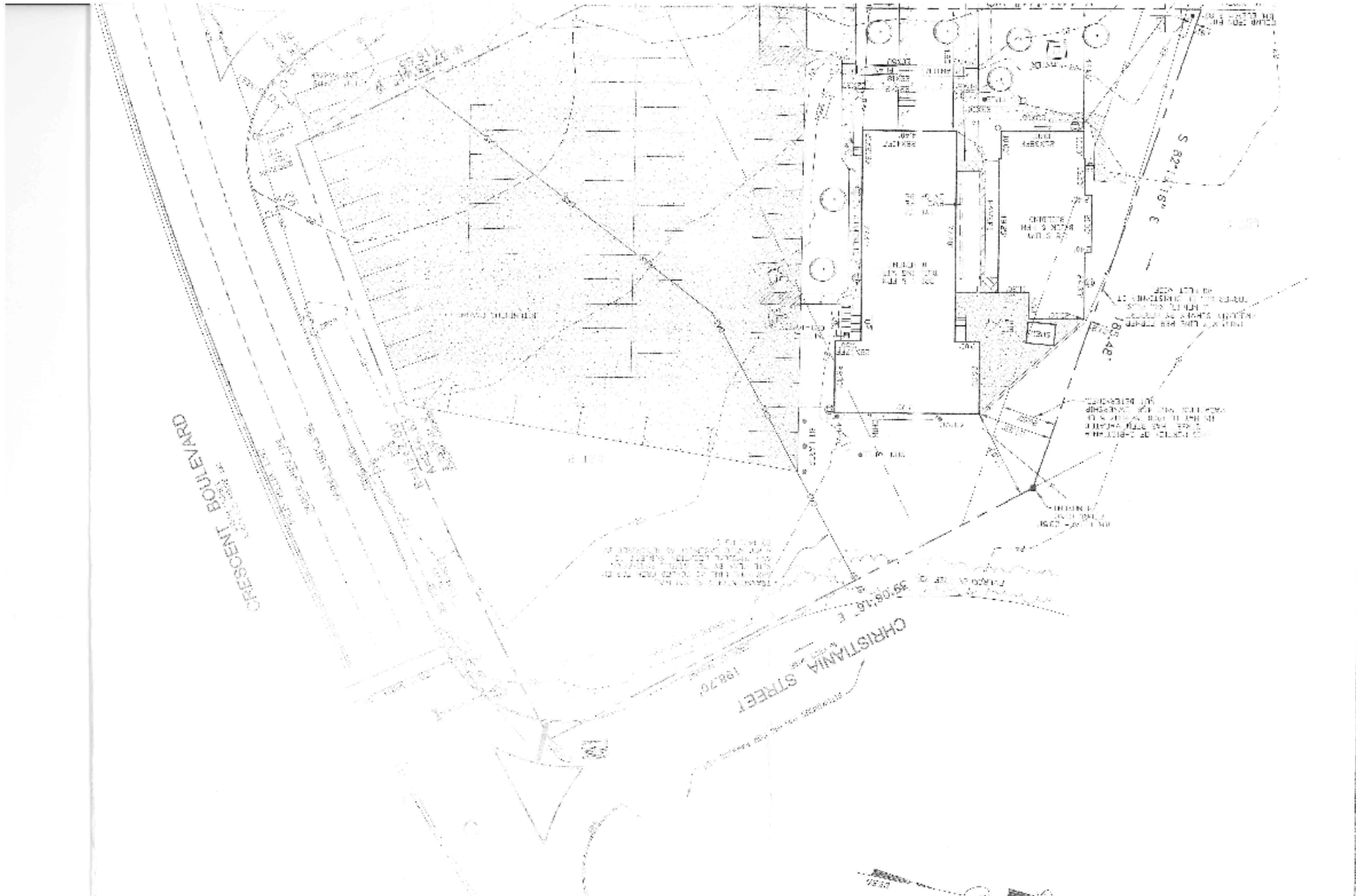
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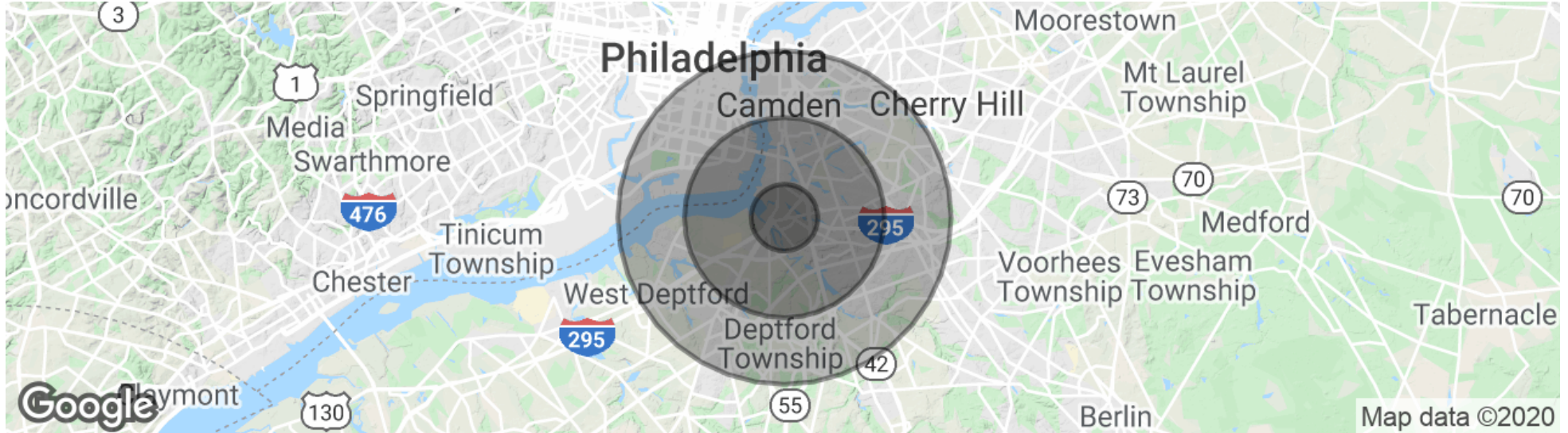
## SITE PLAN



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,931	93,747	356,345
Median age	39.8	36.4	36.5
Median age (Male)	39.9	34.9	34.9
Median age (Female)	39.7	37.7	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,686	35,998	141,341
# of persons per HH	2.5	2.6	2.5
Average HH income	\$61,661	\$61,628	\$62,664
Average house value	\$164,639	\$208,362	\$234,759

\* Demographic data derived from 2010 US Census



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